



CITY OF DULUTH

PLANNING & CONSTRUCTION SERVICES DEPARTMENT
Community Planning Division
411 West First Street – Room 208 - Duluth, Minnesota 55802-1197
218-730-5580 – An Equal Opportunity Employer

MEMORANDUM

DATE: May 2, 2017
TO: Planning Commission
FROM: John Kelley, Planner II
SUBJECT: PL 17-036 Rear yard setback variance

At the April 11, 2017 Planning Commission meeting the application for a rear yard variance at 3421 East 1st Street was tabled. The Planning Commissioners requested that the applicant consider alternative designs for the screen porch and deck that could meet the required rear yard setback. The screen porch has been reduced by 2 feet in length and would be encroaching into the rear yard setback by 4 feet rather than the originally proposed 6 feet. The deck as proposed in the revised drawings is no longer encroaching into the rear yard setback.

The attached drawings and memo by the applicants Architect were submitted for the Planning Commissions consideration. Staff finds that the standard for variance has not been met and, therefore, recommends the Planning Commission deny the requested variance because there aren't practical difficulties or hardship caused by adhering to the normal setbacks for the property.

3) A-1

Mr. Kelley,

Hi, this is Jeremy with CF Design. I am attaching our slightly revised screen porch proposal for your review along with brief additional narrative items below. We would greatly appreciate any feedback. Also, we didn't want to bring it up but one of the reasons for the shading is because one of the home owners has Vitiligo and is very sensitive to sunlight. I don't know if that will have any bearing on anything but I thought it was worth mentioning. Please let me know if you have any question and thank you for your time.

Thanks,

Jeremy Jones, Assoc. AIA
CF DESIGN LTD.
230 E Superior St., Suite 102
Duluth, MN 55802
p: 218 722 1060
www.cfdesignltd.com

Basis/Need- To improve the conditions of a 1967 addition to an historic home at 3421 E. 1st St. Reasons for this improvement include increasing access to a private back yard and to limit overheating due to unprotected solar heat gain through a South-West facing wall in the existing addition.

Proposed Solution- To provide a small screen porch which would increase use and enjoyment of this private outdoor space and shade the windows off the South-West facing wall. Additionally, this screen porch addition has been considered in context of the original home. Scale, proportion, detail, and volumetric relation to the existing form has been taken into account in the development of this proposal.

Why it can't go anywhere else- The proposed screen porch addition is importantly located directly off the homes primarily used space. This includes a family room and directly adjacent kitchen. The family room is also axially aligned with and directly accesses the private back yard. It is also the family room that is suffering from overheating due to solar heat gain. The proposed screen porch is intentionally centered on the South-West wall which also directly aligns with the axis of the private back yard. There is no other place on the home that provides an as effective relationship with the backyard, makes programmatic sense, and more importantly, addresses the overheating issue.

Issue- Because of a variance granted by the city for the 1967 addition, approximately 8' of the family room addition lays within the 25' rear yard setback. Included in this 8' of encroaching wall is one of the existing windows on the South-West wall. Because of this encroachment, our modest, and effective screen porch cannot be permitted without an additional variance to the rear yard setback. Strict adherence to the 25' setback would not allow any addition that could shade all existing windows nor would it allow for an equally effective solution that would fit the character and programmatic layout of the house. As it is currently drawn, less than 37 square feet (only slightly larger than a sheet of plywood) is encroaching within the rear yard setback (including roof overhang).

Compromise- As a compromise we have provided an additional proposal which significantly limits the size of an adjacent deck, removing it from any variance requirement. The site plan was also adjusted to account for a verified site pin which also reduced the amount of proposed encroachment by the screen porch addition.

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LOCATION MAP

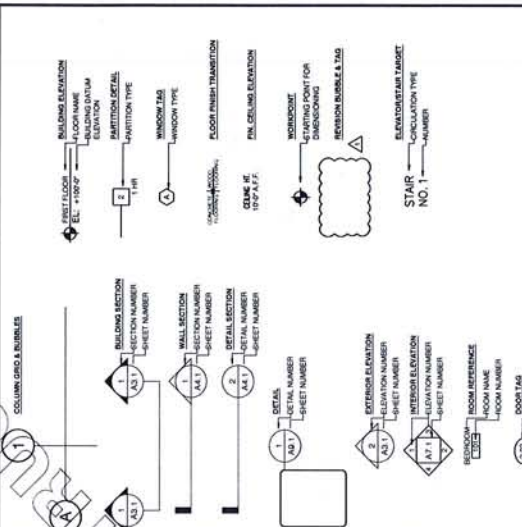
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GENERAL NOTES

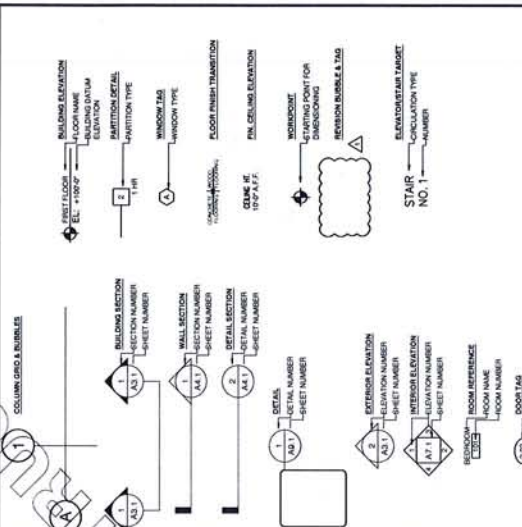
GENERAL NOTES

5. REFERENCES SHOWN ON DRAWINGS DO NOT NECESSARILY INDICATE ALL FIELD CONDITIONS AND DO NOT IMPLY APPLICATION OF DRAWING OR DETAIL. WHERE SPECIFIC DIMENSIONS, DETAILS OR MATERIALS ARE NOT SHOWN, THE CONTRACTOR SHALL CONSULT THE DESIGNER PRIOR TO PROCEEDING WITH WORK.
6. CONTRACTOR SHALL MAINTAIN CLEAN AND PRESENTABLE MATERIAL AS A RESULT OF DEMOLITION OR CONSTRUCTION TO ACCUMULATE.
7. PRIOR TO COMMENCEMENT OF ANY OPERATION, EACH CONTRACTOR SHALL EXAMINE WORK PERFORMED BY OTHERS TO DETERMINE IF ANY DEFECTS OR CONDITIONS ARE APPLIED, AND REPORT TO THE ARCHITECT AND DESIGNER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY WORK ACCOMPLISHED BY OTHER WORK. STARTING WORK WITHOUT A VERIFICATION SHALL INDICATE ACCEPTANCE OF CONDITIONS.
8. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL AREAS AFFECTED BY THE PROJECT SHALL BE DELIVERED CLEAN, WHOLE, AND FIT FOR

ARCHITECTURAL SYMBOLS



ARCHITECTURAL SYMBOLS



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#	REVISION	DATE

COVER

(C) 2015
12.09.15



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MUSTER MOHN RESIDENCE
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DULUTH, MN
INTERIOR RENOVATION

INTERIOR RENOVATION

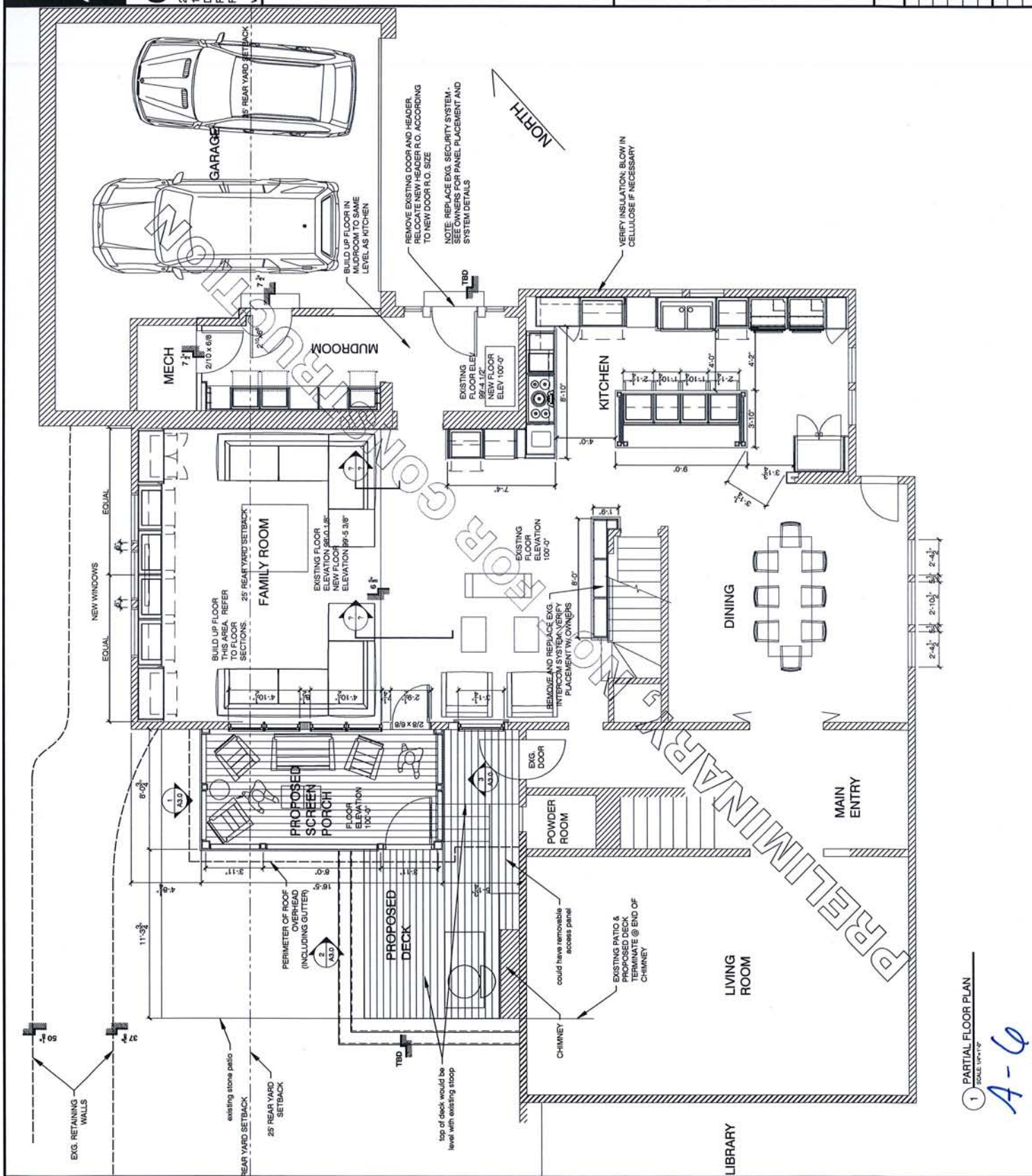
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3421 EAST FIRST STREET

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PARTIAL FLOOR PLAN

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LOCATION MAP

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MUSTER MOHN RESIDENCE
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ABBREVIATIONS

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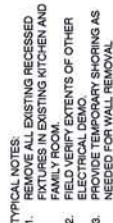
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3421 EAST FIRST STREET

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1 PARTIAL DEMOLITION PLAN
SHEET 8 OF 11

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INTERIOR RENOVATION

INTERIOR RENOVATION

NW, HLTN

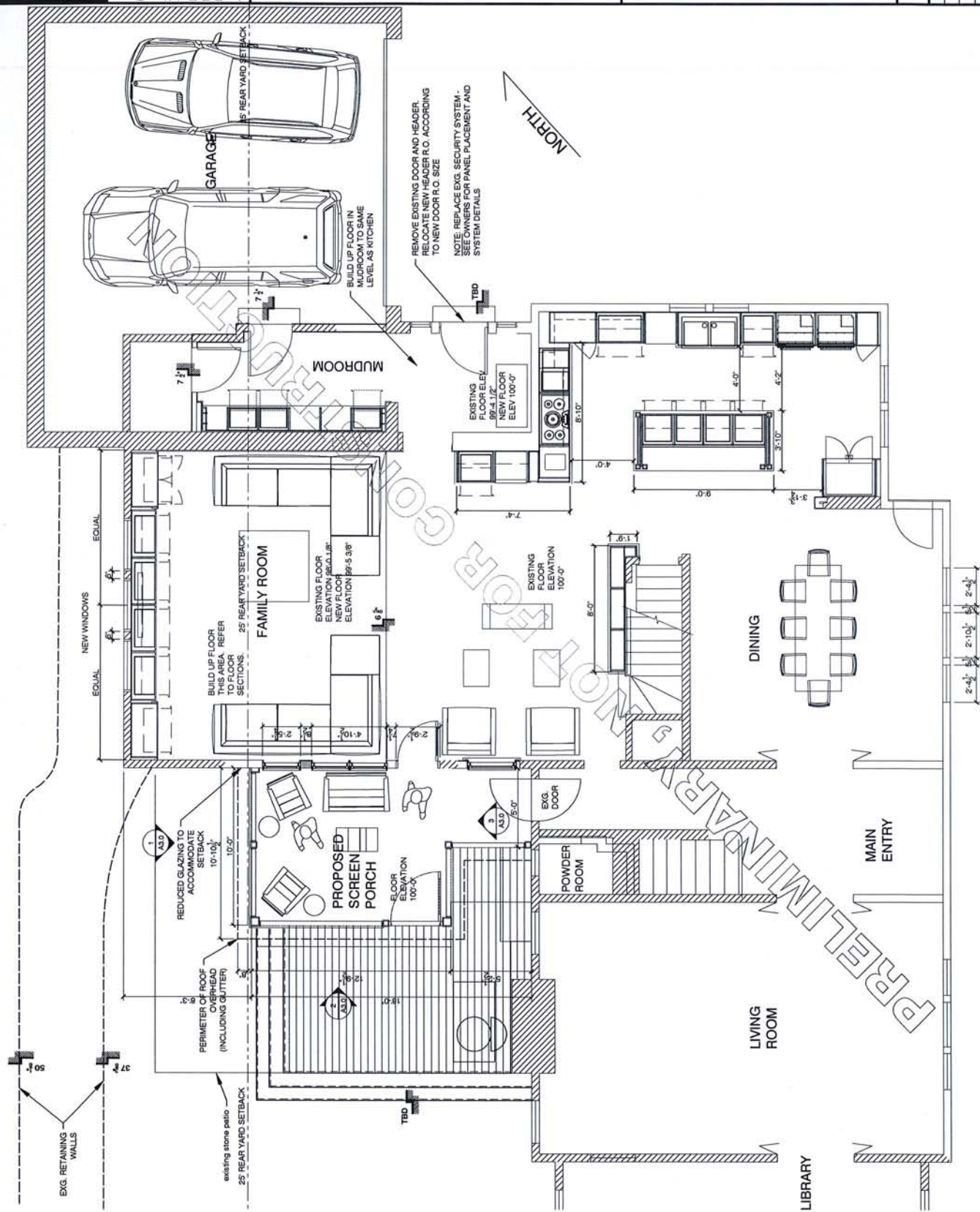
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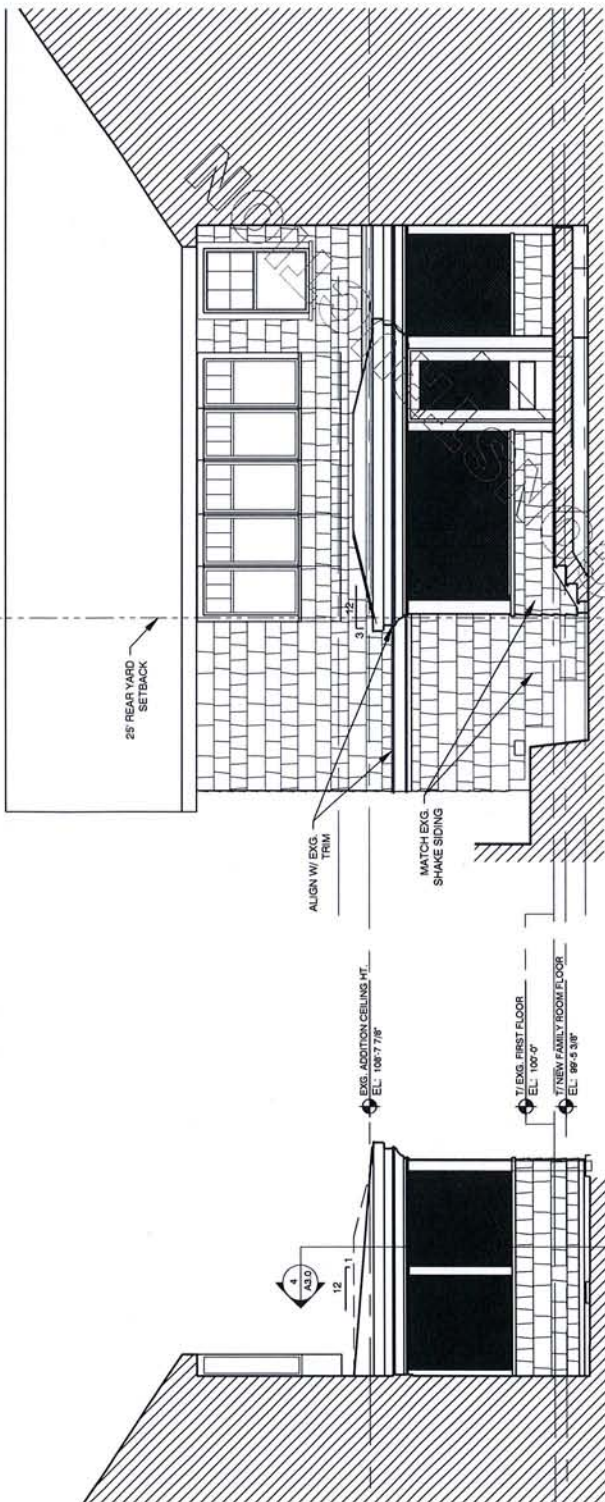
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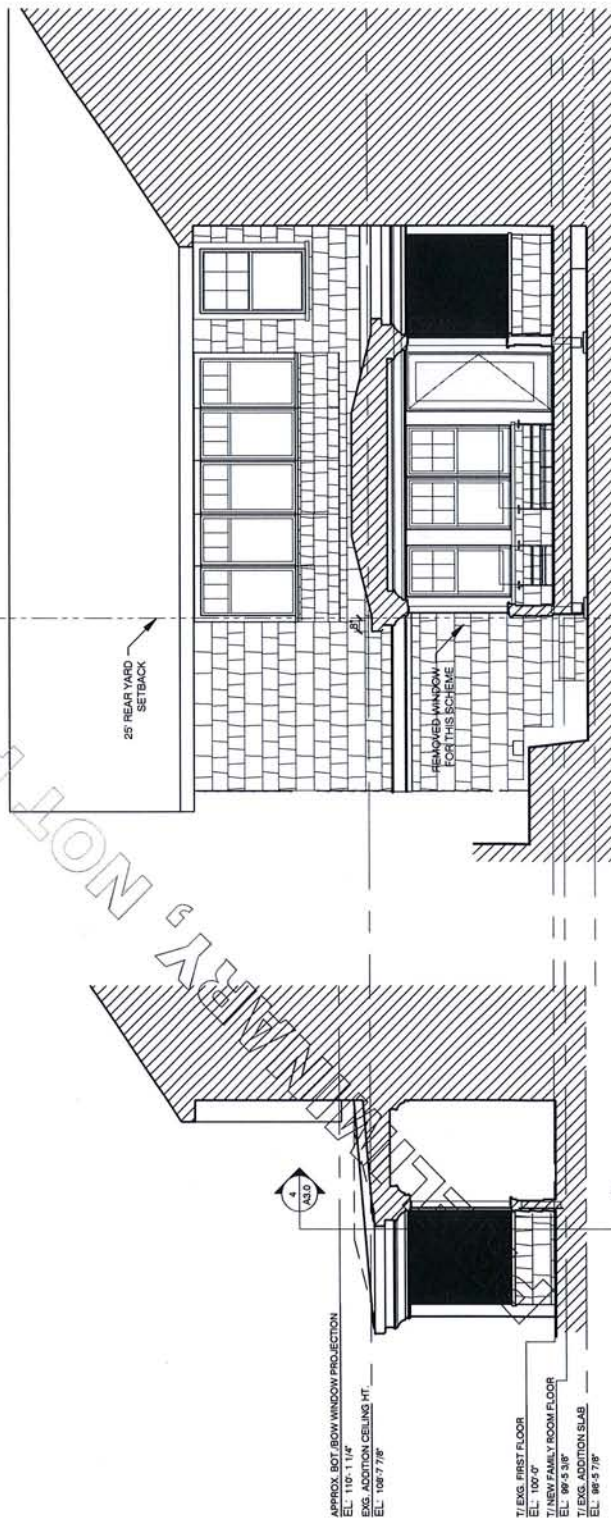


1 PARTIAL FLOOR PLAN (SCHEME 2)

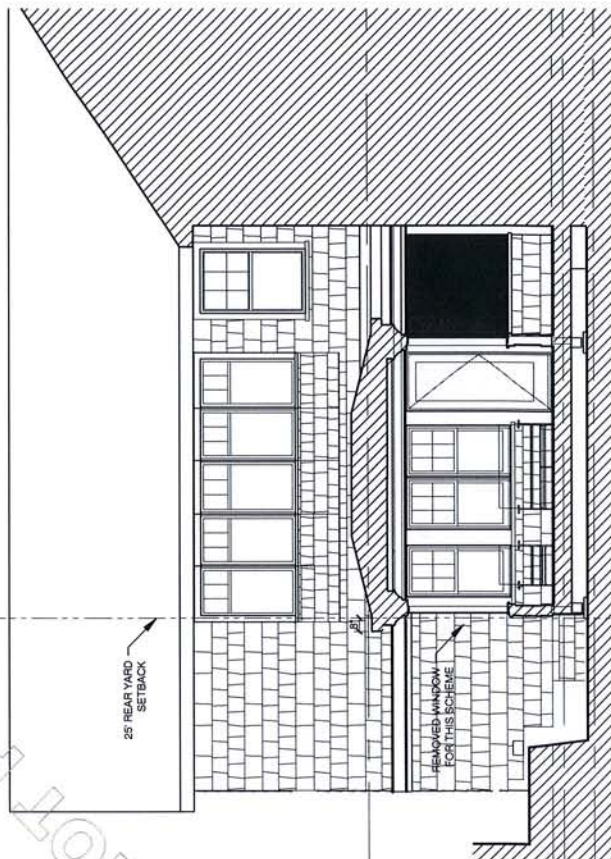
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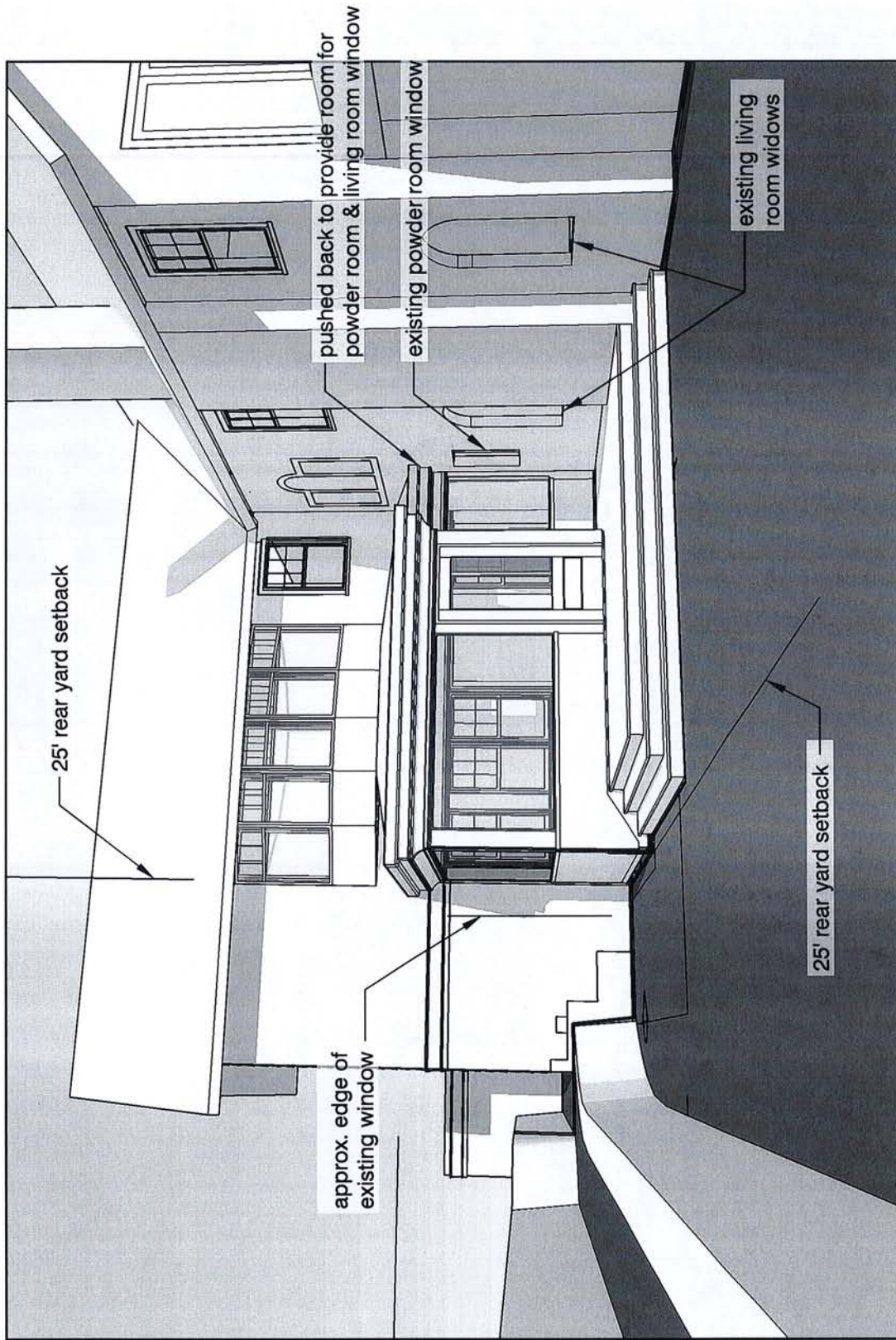
1 SCREEN PORCH ELEVATION (SCHEME 2)



3 SCREEN PORCH ELEVATION (SCHEME 2)



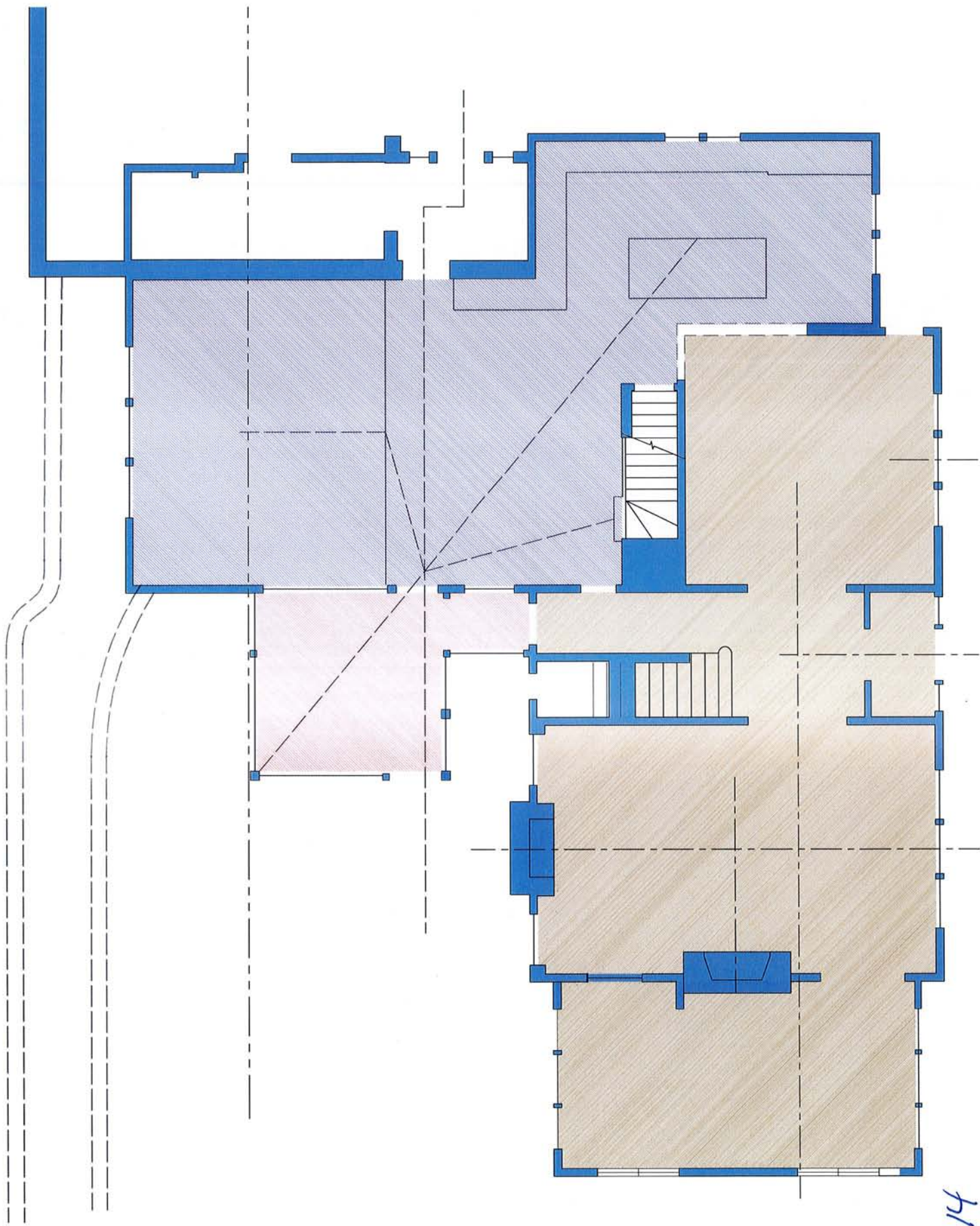
4 SCREEN PORCH SECTION (SCHEME 2)



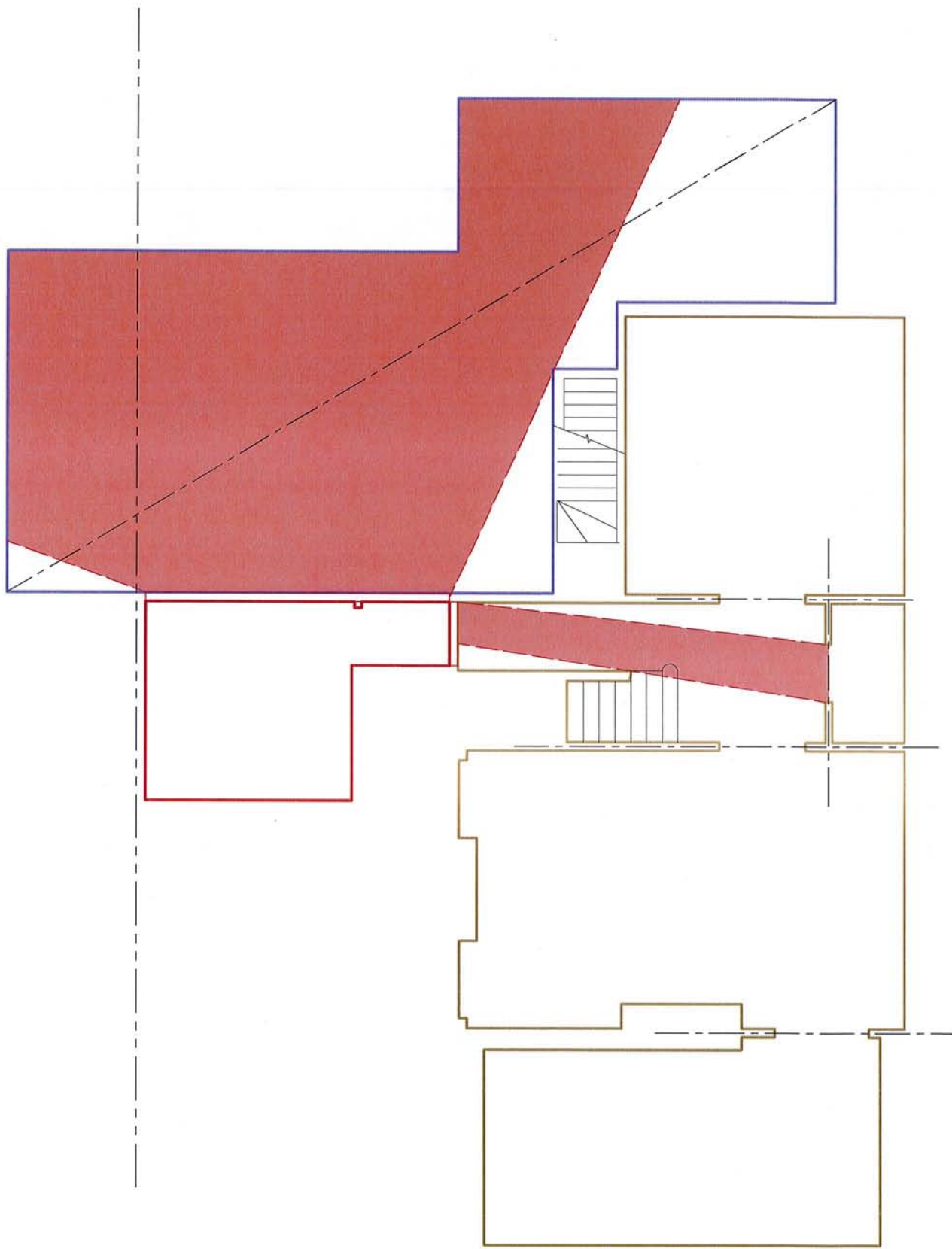
View of SouthWest facing wall on 1967 addition



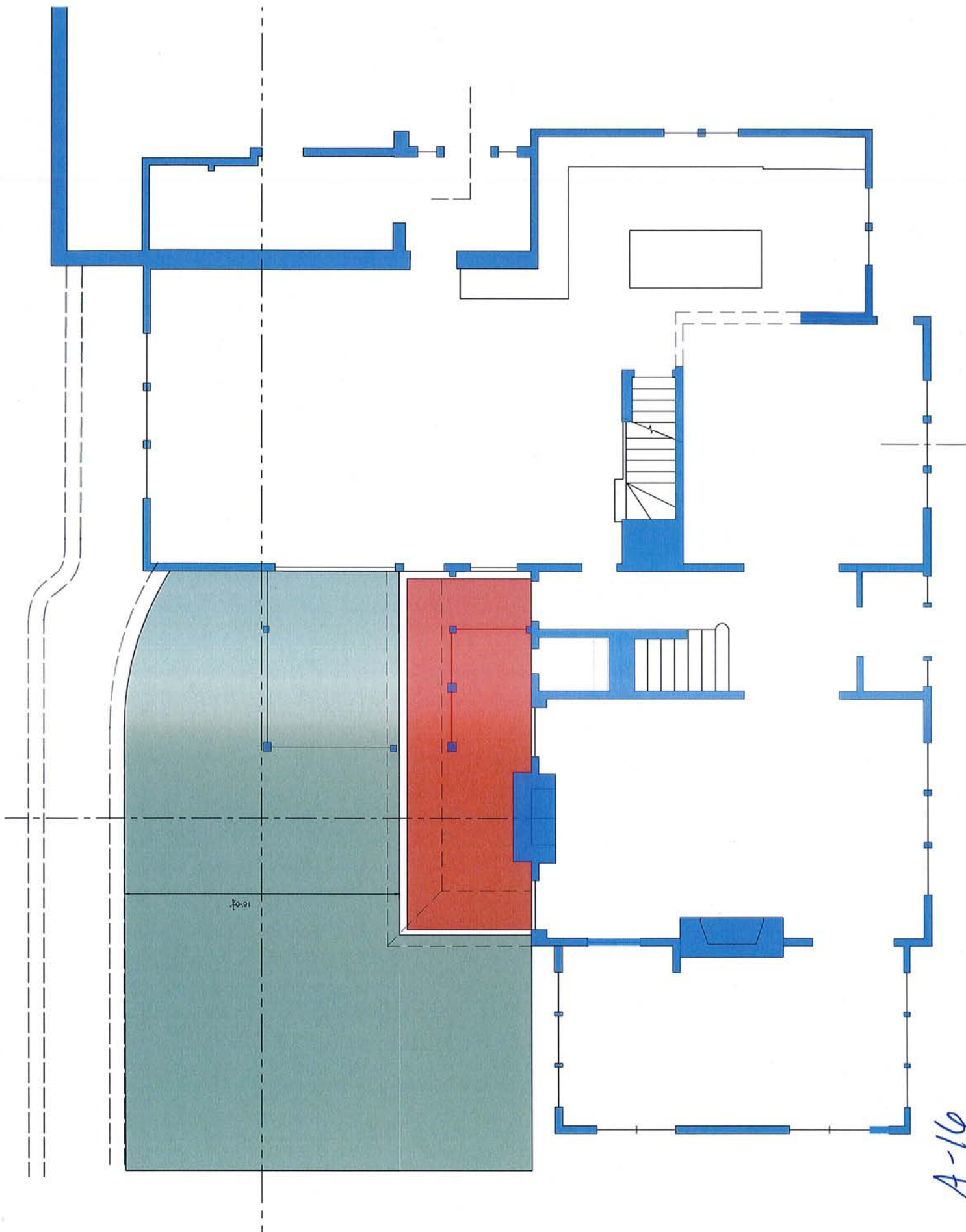
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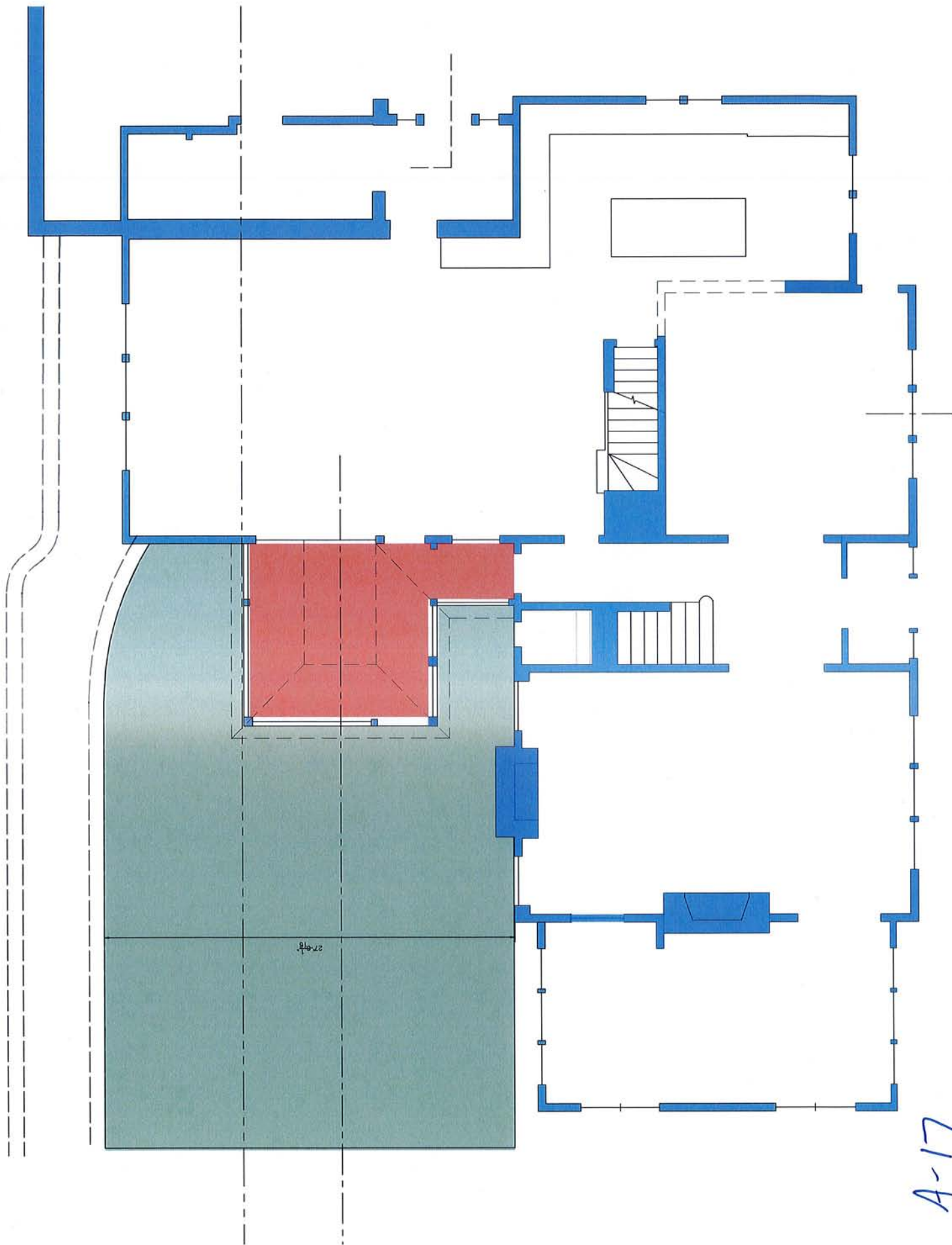
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